

# 10/6/08 - Monday, October 6, 2008

## CITY OF EAU CLAIRE PLAN COMMISSION AGENDA

Meeting of October 6, 2008

PLEASE TAKE NOTICE that there will be a meeting of the City Plan Commission on Monday, October 6, 2008, at 7:00 p.m. in the City Council Chambers, City Hall, 203 S. Farwell Street, Eau Claire, Wisconsin, on the following agenda items:

1. Public Hearing " For Recommendation

REZONING (Z-1428-08) " C-3P to R-3P, Jeffers Road, south of W. Shorewood Drive

Request: To rezone property from C-3P to R-3P and to adopt the General Development Plan for multi-family development.

Applicant: Arrowhead Properties, LLC

Location: southeast corner of Jeffers Road and W. Shorewood Drive

2. Public Hearing " Final Action

CONDITIONAL USE PERMIT (CZ-0830) " Dwelling Conversion, 1500 State Street

Request: To allow the conversion of a single-family dwelling to 5-plex.

Applicant: Cary Osborn, AHMC Asset Mgmt.

Location: 1500 State Street

3. Public Hearing " Final Action

CONDITIONAL USE PERMIT (CZ-0837) " Garage, 301 Hewitt Street

Request: To allow a detached garage in excess of accessory use standards.

Applicant: Wayne Henning

Location: 301 Hewitt Street

4. Public Hearing " Final Action

CONDITIONAL USE PERMIT (CZ-0838) " Tavern Patio, 2007 Third Street

Request: To allow an outdoor patio dining area for a bar in a C-2 district.

Applicant: Last Chance Bar

Location: 2007 Third Street

5. Public Hearing " Final Action

CONDITIONAL USE PERMIT (CZ-0839) " Restaurant in I-1 District, 320 Putnam Street

Request: To allow a restaurant in an I-1 district.

Applicant: The Community Table, Inc.

Location: 320 Putnam Street

6. For Recommendation

ANNEXATION (08-7A) " 2809 Preston Road, Town of Union

Request: To annex property from the Town of Union.

Applicant: Marion Short

Location: 2809 Preston Road

7. For Recommendation

FINAL PLAT (P-7-03 AMD #5) " Thistledown Subdivision, Town of Washington

Request: To approve an amendment to the final plat for Thistledown Subdivision to modify building envelopes.

Applicant: TEC Design

Location: north of CTH II, east of Hwy. 93, Town of Washington

8. For Recommendation

FINAL PLAT (P-2-08) " Milestone Senior Living Condominium Phase II

Request: To approve the final condo plat for Milestone Senior Living Condominium Phase II.

Applicant: RHS Companies, Inc.

Location: south side of STH 312, west of Mill Run Road

9. For Approval

SITE PLAN (SP-0837) " Parking Lot, Luther Hospital, Bellinger Street

Request: To approve a site plan for a parking lot and allow an encroachment in the public right-of-way.

Applicant: Ayres Associates

Location: northwest corner of Bellinger Street and Randall Street

10. DISCUSSION/DIRECTION

- A. Land Disturbance " Environmentally Sensitive Areas
- B. Five Minute Rule at hearings
- C. Comprehensive Plan " Sustainability Amendment
- D. Code Compliance Items
- E. Future Agenda Items

If you have any questions concerning any of the Plan Commission items, please call the Department of Community Development at 839-4914.

This notice is given in accordance with the provisions of Subchapter V of Chapter 19 of the Wisconsin Statutes.

Notice is hereby given that members of the City Council may be present at the foregoing meeting to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W.2d 408 (1993) and must be noticed as such, although the Council will not take any formal action at this meeting.

In order to accommodate the participation of disabled persons at this meeting, the City will provide the services of a sign language interpreter or make other reasonable accommodations on request. To make such a request, please notify the City at (715)839-4902 at least 2 days prior to the meeting.

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Jack Kaiser, Chairperson

c: News Media